

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 286-I

1 WHEREAS, St. Elizabeth Regional Medical Center has submitted an
2 application designated as Special Permit No. 286-I for authority to expand the hospital
3 facility by renovating and remodeling the existing hospital facility, constructing a new
4 medical office building and parking structure, and reconfiguring the surface parking lots,
5 driveways and landscape materials, and to modify the signage requirements on property
6 located at 70th and L Streets, and legally described to wit:

7 Lot 1, Saint Elizabeth Regional Medical Center, Lincoln,
8 Lancaster County, Nebraska;

9 WHEREAS, the real property adjacent to the area included within the site
10 plan for this hospital facility expansion will not be adversely affected; and

11 WHEREAS, said site plan together with the terms and conditions hereinafter
12 set forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal
13 Code to promote the public health, safety, and general welfare.

14 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
15 Lincoln, Nebraska:

16 That the application of Saint Elizabeth Regional Medical Center, hereinafter
17 referred to as "Permittee", to expand the hospital facility by renovating and remodeling the
18 existing hospital facility, constructing a new medical office building and parking structure,
19 reconfiguring the surface parking lots, driveways and landscape materials, and to modify
20 the signage requirements on the property legally described above, be and the same is

hereby granted under the provisions of Section 27.63.080 of the Lincoln Municipal Code upon condition that construction and operation of said hospital facility expansion be in strict compliance with said application, the site plan, and the following additional express terms, conditions, and requirements:

1. This permit approves:

- a. An expansion of the facility to a total of 252 beds.
- b. A new medical office building with a total of 110,000 square feet in floor area.
- c. A new parking structure.
- d. A 5,000 square foot expansion of the power plant.
- e. A modification of Section 27.69.260 of the Lincoln Municipal Code to allow a new primary directional sign on the southeast corner of the campus. Said sign shall not exceed 8 feet in height or 50 square feet in area.
- f. A modification of Section 27.69.260 of the Lincoln Municipal Code to allow additional building signage (illuminated) on six building sites: 3 on the parking garage, 1 on the medical office building, and 2 on the hospital building. Each sign will be a maximum of 22.5 square feet. No sign shall exceed 22.5 square feet in area.

2. Before receiving building permits:

- a. The Permittee must submit a revised final plan including five copies which are acceptable to the Planning Director.
- b. The construction plans must conform to the approved plans.

1 c. Permittee must furnish the necessary security to guarantee
2 construction of the required improvements and receive an
3 executive order to construct the same.

4 3. All development and construction must conform to the approved plans.

5 4. All privately-owned improvements, including landscaping, must be
6 permanently maintained by the Permittee.

7 5. The site plan approved by this permit shall be the basis for all
8 interpretations of setbacks, yards, locations of buildings, location of parking and circulation
9 elements, and similar matters.

10 6. The terms, conditions, and requirements of this resolution shall be
11 binding and obligatory upon the Permittee, its successors, and assigns. The building
12 official shall report violations to the City Council which may revoke the special permit or
13 take such other action as may be necessary to gain compliance.

14 7. The Permittee shall sign and return the City's letter of acceptance to
15 the City Clerk within 30 days following approval of the special permit, provided, however,
16 said 30-day period may be extended up to six months by administrative amendment. The
17 City Clerk shall file a copy of the resolution approving the special permit and the letter of
18 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the
19 Permittee.

20 8. The site plan as approved with this resolution voids and supersedes
21 all previously approved sign plans, however, all resolutions approving previous permits
22 remain in force unless specifically amended by this resolution.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Approved this ____ day of _____, 2001:

Mayor